



EDWARD KNIGHT
ESTATE AGENTS

25 TEE TONG ROAD, LONG LAWFORD, RUGBY, CV23 9DD

£265,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented three bedroom end of terraced property in the ever popular village of Long Lawford. In brief the accomodation comprises of entrance hall, ground floor cloakroom/W.c., living/dining room and conservatory. The first floor includes two well proportioned bedrooms with fitted wardrobes and a family bathroom. The second bedroom includes the main bedroom with dressing room and a spacious en suite shower room. Externally there is a rear garden with lawn and decking and a garage.

LOCATION

Just 2.2 miles from Rugby, yet surrounded by open countryside, Long Lawford is a pretty village with an abundance of period buildings, several pubs, a village hall and a supermarket. Sitting close to the River Avon, the thriving market town of Rugby is known all over the world for being the birthplace of Rugby football. As the second largest town in Warwickshire, it offers an abundance of shops, restuarants and bars as well as the famous Rugby school, where the sport was played for the very first time.

For family days out, theres plenty of choice nearby. Draycote Water Country Park is less than five miles away and offers walking trials and water sports. Just a little further away is Coombe Country Park another great place to visit.



ENTRANCE HALL

11' 7" x 3' 7" (3.53m x 1.09m)

CLOAKROOM

6' 3" x 3' 1" (1.91m x 0.94m)

KITCHEN

11' 2" x 7' 8" (3.4m x 2.34m)

LOUNGE/DINER
15' 3" x 14' 8" (4.65m x 4.47m)

CONSERVATORY
10' 8" x 7' 7" (3.25m x 2.31m)

FIRST FLOOR

BEDROOM
14' 9" x 10' 1" (4.5m x 3.07m)

BEDROOM
11' 5" x 7' 9" (3.48m x 2.36m)

BATHROOM
6' 7" x 6' 4" (2.01m x 1.93m)

SECOND FLOOR

BEDROOM
14' 6" x 11' 5" (4.42m x 3.48m)

DRESSING AREA
4' 5" x 3' 8" (1.35m x 1.12m)

ENSUITE
8' 7" x 6' 2" (2.62m x 1.88m)

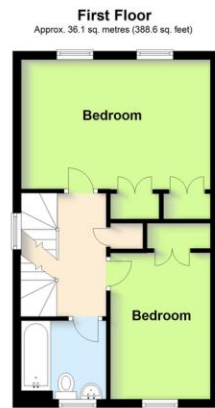








Total area: approx. 111.7 sq. metres (1202.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

Energy efficiency chart